184.0	0007	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	657,800 /	657,800
					USE VALUE:	657,800 /	657,800
					ASSESSED:	657,800 /	657,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
212		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIANG LING MEI
Owner 2:	
Owner 3:	
Street 1:	212 WOLLASTON AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LIANG LING MEI/PRUDENCIO JOSE -
Owner 2:	-
Street 1:	212 WOLLASTON AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1956, having primarily Vinyl Exterior and 1777 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6013.000	237,500		420,300	657,800
Total Card	0.138	237,500		420,300	657,800
Total Parcel	0.138	237,500		420,300	657,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.13 | /Parcel: 370.13

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 124001

GIS Ref

GIS Ref

Insp Date 08/25/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 184.0-0007-0007.0

!14330!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	237,500	0	6,013.	420,300	657,800		Year end	12/23/2021
2021	101	FV	228,700	0	6,013.	420,300	649,000		Year End Roll	12/10/2020
2020	101	FV	228,700	0	6,013.	420,300	649,000	649,000	Year End Roll	12/18/2019
2019	101	FV	236,900	0	6,013.	420,300	657,200	657,200	Year End Roll	1/3/2019
2018	101	FV	234,200	0	6,013.	354,200	588,400	588,400	Year End Roll	12/20/2017
2017	101	FV	234,200	0	6,013.	324,200	558,400	558,400	Year End Roll	1/3/2017
2016	101	FV	234,200	0	6,013.	276,200	510,400	510,400	Year End	1/4/2016
2015	101	FV	193,900	0	6,013.	240,200	434,100	434,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:47:40

LAST REV

Date	Time
09/06/18	18:12:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14330

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LIANG LING MEI/	42996-318		8/8/2004	Family	1	No	No		
GRACE AGNES	32960-360		5/29/2001	Family	380,000	No	No		
	8957-109		1/1/1901			No	No		N

USER DEFINED

Prior Id # 1:	124001
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2017	312	Solar Pa	2,364	C				
2/17/2016	157	Redo Bat	6,000		2/17/2016			Remove existing tu

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2018	MEAS&NOTICE	HS	Hanne S
10/18/2008	Meas/Inspect	201	PATRIOT
10/6/2001	MLS	MM	Mary M
1/3/2000	Meas/Inspect	263	PATRIOT
7/22/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6013		Sq. Ft.	Site		0	70.	1.00	7									420,274						420,300	

Total AC/HA:	0.13804	Total SF/SM:	6013	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,274	Spl Credit		Total:	420,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00500000
Adj $ / SQ:	135.675
Other Features:	83374
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	344165
Depreciation:	106691
Depreciated Total:	237474

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

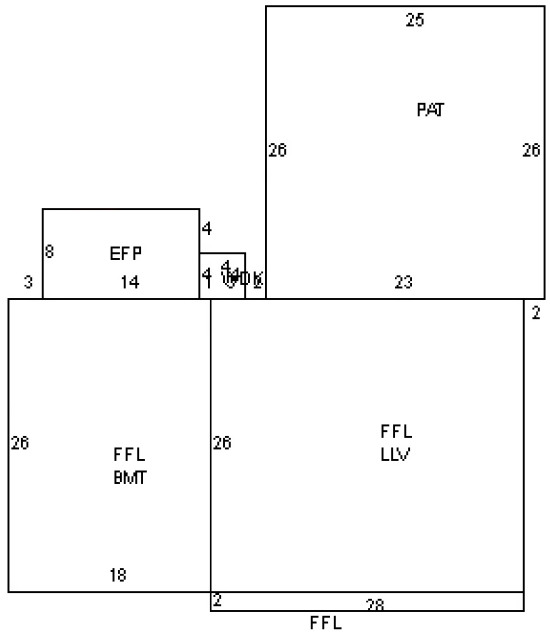
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	135.68
Special Features:	0	Val/Su Net:	73.62
Final Total:	237500	Val/Su SzAd	189.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,252	135.680	169,865
LLV	Lower Level	728	79.370	57,781
PAT	Patio	650	2.840	1,847
BMT	Basement	468	53.930	25,240
EFP	Enclos Porch	112	51.790	5,801
WDK	Deck	16	16.080	257
	Net Sketched Area:	3,226	Total:	260,791
Size Ad	1252	Gross Area	3226	FinArea 1777

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
LLV	100	FLA	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

184.0-0007-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: